



Mount View Road

APPROX. GROSS INTERNAL FLOOR AREA 1186 SQ FT / 110.2 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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MOUNT VIEW ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> EPC D

> COUNCIL TAX E

> AVAILABLE 11,12,2024

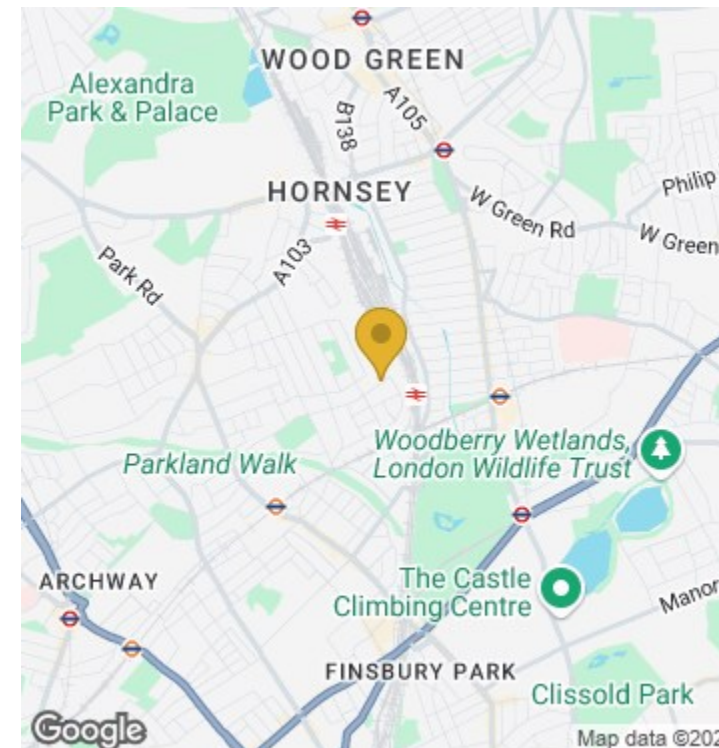
KEY FEATURES

- 2 DOUBLE BEDROOMS
- DESIRABLE LOCATION
- AVAILABLE 11.12.2024
- EPC D
- TOP FLOORS
- 0.2 MILES FROM HARINGEY STATION

**YOURS FOR
£2,300 PCM**

Your two bedroom home awaits, set across three floors within an attractive red brick building. This charming property offers an abundance of space and storage, located within the heart of bustling inner north London and plentiful local green space.

Set on a tree lined street and surrounded by the picturesque neighbourhoods of Crouch End and Stroud Green, this property is within walking distance from an array of award-winning restaurants, delis, pubs and leafy green spaces. Harringay Station is just 0.1 miles away, connecting you to Moorgate and beyond in less than 25 minutes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

